

139.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,080,800 / 1,080,800

USE VALUE: 1,080,800 / 1,080,800

ASSESSED: 1,080,800 / 1,080,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIESMAN DWIGHT L-ETAL
Owner 2:	MURRAY ANNE K
Owner 3:	

Street 1: 95 JASON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,060 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Stucco Exterior and 2478 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8060		Sq. Ft.	Site		0	90.	0.82	10									595,619						595,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8060.000		479,600		5,600		595,600		1,080,800							
Total Card							0.185		479,600		5,600		595,600		1,080,800		Entered Lot Size					
Total Parcel							0.185		479,600		5,600		595,600		1,080,800		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		436.16		/Parcel: 436.1				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	479,700	5600	8,060.	595,600	1,080,900	1,080,900	Year End Roll	12/18/2019
2019	101	FV	360,400	5600	8,060.	628,700	994,700	994,700	Year End Roll	1/3/2019
2018	101	FV	360,400	5600	8,060.	463,300	829,300	829,300	Year End Roll	12/20/2017
2017	101	FV	360,400	5600	8,060.	443,400	809,400	809,400	Year End Roll	1/3/2017
2016	101	FV	360,400	5600	8,060.	410,300	776,300	776,300	Year End	1/4/2016
2015	101	FV	338,500	5600	8,060.	344,100	688,200	688,200	Year End Roll	12/11/2014
2014	101	FV	338,500	5600	8,060.	336,200	680,300	680,300	Year End Roll	12/16/2013
2013	101	FV	338,500	5600	8,060.	320,300	664,400	664,400		12/13/2012

Parcel ID 139.0-0003-0001.0

!10748!

PRINT

Date	Time
12/11/20	01:01:32

LAST REV

Date	Time
06/03/16	10:26:42

ekelly

10748

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLAN GERAR	22274-545		8/6/1992		282,000	No	No	Y	

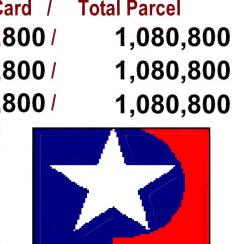
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/16/2014	1704	Redo Kit						Replace kitchen ca	6/16/2015	Permit Insp	PC	PHIL C
4/11/2006	256	Add Bath	25,000			G7	GR FY07	&REDO FFL BTH, INS	2/12/2009	Meas/Inspect	336	PATRIOT
7/2/2003	536	Porch	12,907					new gutters new ra	6/26/2006	Permit Visit	BR	B Rossignol
9/9/2002	783	Re-Roof	17,420	C					11/23/1999	Mailer Sent		
7/23/2002	578	Alterati	17,000	C		G3	GR FY03	REPLACE DECK/SIDIN	11/9/1999	Measured	264	PATRIOT
10/26/1993	534				800			REMODEL LAUNDRY RM	7/1/1988		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	15 - Old Style			Full Bath:	1	Rating:	Good																
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good																
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																
Prime Wall:	6 - Stucco			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	3 - Asbestos			Kits:	1	Rating:	Very Good																
Color:	BEIGE			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Average																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	B - Good (-)			CONDOS INFORMATION																			
Year Blt:	1900	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G16	Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION								REMODELING											
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18.	%	No Unit	RMS	BRS	FL	RES BREAKDOWN										
Prim Int Wall:	2 - Plaster			Functional:				%	1	9	5												
Sec Int Wall:		%		Economic:				%															
Partition:	T - Typical			Special:				%															
Prim Floors:	3 - Hardwood			Override:				%															
Sec Floors:		%		Total:	18.6	%			Totals														
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								COMPARABLE SALES											
Subfloor:				Basic \$ / SQ:	130.00			Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:				Size Adj.:	1.07372880																		
Electric:	3 - Typical			Const Adj.:	0.98000199																		
Insulation:	2 - Typical			Adj \$ / SQ:	136.793																		
Int vs Ext:	S			Other Features:	100500																		
Heat Fuel:	2 - Gas			Grade Factor:	1.21																		
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	589155				Juris. Factor:	1.00	Before Depr:	165.52											
% Com Wall:		% Sprinkled:		Depreciation:	109583				Special Features:	0	Val/Su Net:	125.06											
				Depreciated Total:	479572				Final Total:	479600	Val/Su SzAd:	193.54											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS																PARCEL ID 139.0-0003-0001.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
4	Garage W/Lof	D	Y		118X22	A	AV	1920		23.44	T	40	101			5,600							
More: N																Total Yard Items:	5,600	Total Special Features:		Total:	5,600		